

## DECEMBER 21, 2010

A regularly scheduled meeting of the Wantage Township Land Use Board was held on Tuesday, December 21, 2010 at the Wantage Township Municipal Building. The meeting was held in compliance with the provisions of the Open Public meetings act, P.L. 1975, Chapter 231. It was properly noticed and posted to the public.

### ROLL CALL

PRESENT: Mssrs. Cecchini, DeBoer, Grau, Slate, Smith, Stefanelli, Vander Groef.  
Mmes. Gill, Kanapinski. Attorney Glenn Kienz, Engineer Harold Pellow.  
ABSENT: Mssrs. Bono, Gaechter, Cillaroto. Mme Kolicko.

Ms. Gill arrived at 7:35 p.m.

### APPROVAL OF MINUTES

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the minutes of November 30, 2010.

### ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Grau, Slate, Stefanelli, Kanapinski, Vander Groef, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

### RESOLUTIONS

#### L-1-2008 BRUCE AND JOANNA BORELLA

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of November 30, 2010 granting extension of minor subdivision Bruce and Joanna Borella for Block 42, Lot 4, located on Wantage School Road in the RE-5 Residential Environs Zoning District, pursuant to N.J.S.A. 40:55D-47(f), subject to the following terms and conditions:

1. The extension granted herein shall expire on June 10, 2011.
2. All terms and conditions of the Board's aforementioned minor subdivision approval unless amended herein, shall remain in full force and effect.
3. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

### ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Grau, Slate, Stefanelli, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

#### L-11-2010 JAMES WYNN

Mr. DeBoer made a motion seconded by Mr. Slate to adopt the resolution memorializing the Board's decision of November 30, 2010 granting minor subdivision approval to James Wynn for Block 149, Lot 5, located on 72 Glen Road in the R-5 Zone, pursuant to N.J.S.A. 40:55D-47 and N.J.S.A. 40:55D-70c, subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved having a title of Minor Subdivision Lot 5 in Block 149, Glen Road in Wantage Township, Sussex County, New Jersey prepared by Eric R. Smart Associates Land Surveying dated March 30, 2010, last revised April 28, 2010.
2. The Applicant shall comply with all specific items contained in the report prepared by Harold E. Pellow, P.E., L.S., dated October 25, 2010.

3. The Applicant shall provide a certification from its wetlands expert indicating that no wetlands or buffers are within 150 feet of the proposed improvements.
4. A driveway permit will be needed at the time of building permit.
5. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.
6. Deeds shall be provided for road widening of Glen Road as shown on the plat and shall be subject to the review and approval of the Board Engineer and Board Attorney. The Applicant shall record the Deed within 190 days of the memorializing Resolution being adopted. Failure to do so shall render this approval null and void.
7. The Applicant shall provide any COAH Trust Fund monies at the time of building permit as deemed appropriate by the Board Attorney.
8. The Applicant shall post \$1,800.00 with the Wantage Township Trust Fund prior to the Deeds being signed.
9. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
10. Certificate that taxes are paid to date of approval.
11. Sussex County Planning Board approval.
12. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

**ROLL CALL VOTE:**

THOSE IN FAVOR: Cecchini, DeBoer, Grau, Slate, Stefanelli, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

**L-12-2010 WANTAGE SOLAR FARM, LLC**

Mr. DeBoer made a motion seconded by Mr. Cecchini to adopt the resolution memorializing the Board's decision of November 30, 2010 granting preliminary site plan approval to Wantage Solar Farm LLC for Block 4, Lots 1.01 and 1.06, located on New Jersey State Highway 23, in the Industrial Zone, pursuant to N.J.S.A. 40:55D-46, subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved based upon the plans entitled Preliminary Major Site Plan Wantage Solar Farm Lot 1.01 and 1.06, Block 4, Township of Wantage, Sussex County, New Jersey prepared Birdsall Services Group, dated November 30, 2010, consisting of five (5) sheets.
2. The Applicant shall comply with all the specific recommendations contained in the November 24, 2010 report of Harold E. Pellow, P.E., L.S. unless modified by the conditions contained below.
3. The Applicant specifically withdraws its request for variances for any rear or side yard setbacks and shall modify the plans to show that the 40 foot setback area is maintained subject to the review and approval of the Board Engineer.
4. The Applicant shall provide fully engineered plans for Clark Road. Said plans shall specifically include revisions to the area of the site referenced as Boulder Hills Boulevard and shall clearly indicate how the road shall intersect with one another. Said plans shall be consistent with the overall Master Plan and subject to the review and approval of the Board Engineer. This plan shall in turn be contained on a map which shall be, subject to review and approval of the Board Engineer and Board Attorney, filed with the County and supersede any plans previously submitted for those sections of the subdivision and parcels. Any deviation of any kind whatsoever involving these two (2) roads shall require review and approval by the Land Use Board of the Township of Wantage. These plans shall include complete roadway plans, profiles and cross-sections

- detailing the design of the Clark Road extension. Actual construction of the road shall be completed in conjunction with Phase II of the Mountain View/Valley View approvals.
5. The actual use of the road network for the solar road usage shall be determined in the field with the review and approval of the Board Engineer. No installation shall take place until he has approved of its location and use.
  6. Any visual impact determined to exist by the Board Engineer shall be screened in accordance with his specific recommendations.
  7. The Applicant shall enter into an appropriate Developer's Agreement at the time of final site plan approval to insure all improvements outside the confines of the solar farm are installed and adequately safeguards previous approvals granted by this Board.
  8. The Applicant shall install signs throughout the property indicating "No Trespass" and other warnings. Said installation to take place after review and approval by the Board Engineer.
  9. The Applicant shall provide appropriate documentation indicating the limits of disturbance activities for the proposed development including cut and fill limits subject to the review and approval of the Board Engineer.
  10. Grading plans showing proposed contours and spot grades, building corners, pavement areas and other appropriate locations shall be provided throughout the site subject to the review and approval of the Board Engineer.
  11. Additional landscaping shall be provided in those areas deemed necessary by the Board Engineer subject to his final review and approval.
  12. The Applicant shall provide evidence of having obtained a soil erosion sediment control permit and shall submit the plan to the Board Engineer for informational purposes.
  13. The Applicant shall submit a utility plan showing location of all underground electric conduit/wiring subject to the review and approval of the Board Engineer and prior to the implementation of any installation on site.
  14. Additional construction details shall be provided on the plans which include chain link fence, details of all electric equipment, details of the electric buildings, details of all underground electric trenches.
  15. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.
  16. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
  17. Certificate that taxes are paid to date of approval.
  18. Sussex County Planning Board approval.
  19. Wantage Township Building Department approval.
  20. A Deed of merger shall be provided for Lots 1.01 and 1.06 in Block 4 subject to the review and approval of the Board Engineer and Board Attorney. Said Deed shall be recorded after approval by the Board's professionals and prior to seeking any final site plan approval.
  21. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

**ROLL CALL VOTE:**

**THOSE IN FAVOR:** Cecchini, DeBoer, Grau, Slate, Stefanelli, Gill, Smith.

**THOSE OPPOSED:** None. **MOTION CARRIED.**

**ADJOURNMENT**

On a motion duly made seconded and carried, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Stella Salazar  
Secretary